

**KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE**

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

**DELEGATED DECISION TO DETERMINE APPLICATIONS FOR
CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION**

Reference No:	2025/44/93448/W
Site Address:	26, Westgate, Honley, Holmfirth, HD9 6AA
Description:	Discharge of details reserved by condition 3 (windows) on previous permission 2025/92346 for change of use from residential (use class C3) to beauty salon (use class E) with associated alterations (Listed Building within a Conservation Area)
Recommending Officer:	Elenya Jackson

DECISION – REFUSE DISCHARGE OF CONDITIONS

I hereby authorise the refusal of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 09-Feb-2026

Officer Report

26, Westgate, Honley, Holmfirth, HD9 6AA

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Condition 3

3 Notwithstanding the plans submitted, prior to the insertion of any new windows and external doors, details of the new windows and doors shall be submitted to and approved in writing by the Local Planning Authority. These shall include product specifications, 1:5 sections and 1:20 elevations showing their appearance including materials, finish, colour, design details of the external reveals, heads, cills and jambs. The approved scheme shall thereafter be implemented and retained.

Reason: To ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with policies LP24 and LP35 of the Kirklees Local Plan, as well as policies within Chapter 16 of the National Planning Policy Framework.

Assessment

Condition 3

The following details have been submitted:

- Window details sheet 1
- Window details sheet 2
- Window details sheet 3
- Window details sheet 4

The details have been reviewed by KC Conservation and Design and have been considered acceptable. However, the applicant is reminded that windows should be recessed 100-150mm, butt hinges should be used opposed to friction stays and there should be no visible trickle vents. The details are considered acceptable for the purpose of condition 3 and the proposal should be carried out in accordance with the approved details.

Notwithstanding the above, the applicant has not provided any of the proposed door details and therefore the condition cannot be discharged at this time.

Decision notice text

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